

047.0

0006

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
956,700 / 956,700
956,700 / 956,700
956,700 / 956,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		HAMLET ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 63 HAMLET STREET LLC	
Owner 2:	
Owner 3:	
Street 1: 441 PLEASANT STREET	
Street 2:	

Twn/City: BELMONT	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02478	Type:
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PREVIOUS OWNER
Owner 1: EL-LAKKIS NABIH -
Owner 2: -
Street 1: 441 PLEASANT STREET
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .181 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Vinyl Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

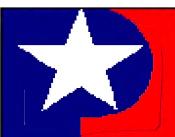
OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Type
104 Two Family 7900 Sq. Ft. Site 0 80. 0.83 1

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct
104	7900.000	430,800	300	525,600	956,700					33591
Total Card	0.181	430,800	300	525,600	956,700	Entered Lot Size				GIS Ref
Total Parcel	0.181	430,800	300	525,600	956,700	Total Land:				GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 401.97		/Parcel: 401.97		Land Unit Type:				Insp Date
										11/27/18



Patriot Properties Inc.

!4012!

USER DEFINED

Prior Id # 1: 33591
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	430,800	300	7,900.	525,600	956,700		Year end	12/23/2021
2021	104	FV	411,300	300	7,900.	525,600	937,200		Year End Roll	12/10/2020
2020	104	FV	411,700	300	7,900.	525,600	937,600	937,600	Year End Roll	12/18/2019
2019	104	FV	319,300	300	7,900.	558,500	878,100	878,100	Year End Roll	1/3/2019
2018	104	FV	319,300	300	7,900.	407,300	726,900	726,900	Year End Roll	12/20/2017
2017	104	FV	299,500	300	7,900.	354,800	654,600	654,600	Year End Roll	1/3/2017
2016	104	FV	299,500	300	7,900.	302,200	602,000	602,000	Year End	1/4/2016
2015	104	FV	267,000	300	7,900.	295,700	563,000	563,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EL-LAKKIS NABIH		66224-378		10/15/2015	Convenience		1	No	No	
JONES GARY		48827-209		1/12/2007		530,000	No	No		
JONES MARIE E &		48238-222		9/28/2006	Family		1	No	No	
JONES MARIE E &		47317-229		4/21/2006	Family		1	No	No	A
		15119-561		7/1/1983			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/1993	302	Manual	3,742	C				SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	294	PATRIOT
12/4/2008	MLS	MM	Mary M
4/12/2007	MLS	HC	Helen Chinal
2/29/2000	Meas/Inspect	270	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

